

**MINUTES OF SPECIAL MEETING OF
THE REDEVELOPMENT COMMISSION OF GREENSBORO
TUESDAY, AUGUST 22, 2006**

The Redevelopment Commission of Greensboro held a Special Meeting on Tuesday, August 22, 2006 at Shiloh Baptist Church, 1210 S. Eugene Street commencing at 6:00 p.m. Commissioners present were: Chair Joe Wood, Bill Benjamin, Nettie Coad and Jerry Leimenstoll. Andy Scott, Dan Curry, Sue Schwartz, Barbara Harris and Dyan Arkin represented the Housing and Community Development Department (HCD). Jim Blackwood, Esq., was present as legal counsel for the Commission.

SOUTH ELM STREET: PUBLIC HEARING ON REDEVELOPMENT PLAN

Chair Wood welcomed everyone to the Public Hearing and thanked the members of Shiloh Baptist Church for their gracious hosting of this meeting. He asked that anyone addressing the Commission should speak into the microphone so the recording secretary can keep a true record of the proceedings. Speakers should state their name and address for the record. Each of the Commission members and Staff introduced themselves.

Steve Allen, Shiloh Baptist Church, welcomed everyone to Shiloh Baptist Church and the Warnersville community.

Jonathan Bush, S. Elm Street Community Advisory Team (CAT) member, stated that they are pleased to present this proposed plan to the public. This plan has been active over the past year between residents, property owners, other interested citizens, city staff and planning team members. There were four public workshops which consisted of conversations concerning the implementation of a vital business and residential section of this city. He went over all the pertinent working objectives concentrated on this project.

Mary Eubanks, S. Elm Street CAT member, stated that Section 2 of the plan provides information and actions that could be taken by private property owners and the city to enhance the larger corridor area in ways that could support and provide incentives for redevelopment in the core area. This effort has already started with the removal of the St. James Homes housing units and the improvements of Hampton Homes and the ongoing revitalization of the Southside and Ole Asheboro neighborhoods. It has been suggested that there should be improved connections with adjoining neighborhoods; upgrading of the historic Union cemetery; screening, fencing and dust control improvements at the cement plant that would make this site a better industrial neighbor; reuse of the many vacant and underutilized industrial buildings along the corridor for business uses and conversion to housing would be an optimal plan.

Dan Curry, representing the Housing and Community Development Department, stated that he would cover information regarding Section 4 of the plan that talks about the implementation aspects of the plan. There must be individual steps taken by the Commission, City Council, property owners, developers and others in order to achieve the goals of increased job opportunities, affordable housing, better retail services and the other benefits of this project. The project site will require rezoning from the current industrial and business districts to the central business district (CB) zoning. This zoning change will allow the mix of uses and higher intensity development pattern called for in the plan. The 28 parcels of land within the area are owned by 15 different property owners including 2 owned by the city and 1 recently purchased by the

Redevelopment Commission. When the Redevelopment Commission does purchase business or residential properties within the area, they are required by law to provide relocation assistance, including financial assistance to allow those residents and businesses to relocate to other comparable locations. The project budget does include the funding to provide this level of assistance. The plan provides the process for the Redevelopment Commission to follow in this situation and some property owners may wish to do their own redevelopment to their property and the plan allows the Commission to determine if the owner's plans are compatible with the overall plan.

Chair Wood announced that there would be input from the public at this time with speakers for and against the proposed plan. He cautioned that speakers from both sides would be allowed 30 minutes each to speak. He noted that there were only four people who had signed up to speak on this matter. The Commission voted unanimously in favor of the motion to place a time limit on speakers. Therefore, the Public Hearing was opened.

John Foy, 612 S. Elm Street, stated that he is a small business owner on S. Elm Street and he is extremely excited about this plan. He feels that this is a very well thought out plan. He is really excited about the idea of a local grocery store in the area and feels that it would be a welcome addition to this area and very successful. The pedestrian traffic plan will help local business and give more options on how to increase business. He feels that more emphasis should be placed on the environmental and long term economic issues of the properties involved.

Lou Gamble, 600 N. Mendenhall Street, suggested the use of rain gardens in the newly developed area which will absorb run-off rainwater which will calm traffic and provide beauty to the area and enhance filtration. She also suggested that a farmers market be included in the grocery store site. This would provide fresh fruits and vegetables to area residents and provide an outlet for many vendors. She feels this would also draw in more people to the area.

John McClendon, #2 Magnolia Court, stated that he is in favor of this plan and commends the committee and staff for all the work that has gone into this plan. He is anxious to see the proposed grocery store and/or fresh market in this area. He would also like to see bike paths crossing within this area as this would help in working with the city to educate and encourage improvements for bicycle transportation.

Tiffany Dyson, 1325 S. Eugene Street, Ashtae Products, a new business that has opened at the old Pella Windows building, said they are very excited about the redevelopment plan for this area and are looking forward to all the changes that will take place. They feel that the plan will encourage commerce in the area and growth in the area. This is a huge step forward for that goal. They envision putting in a community foundation and a computer lab to encourage the youth of the area.

There were no speakers in opposition to the proposed plan and the Public Hearing was closed.

Various staff members answered questions posed by the public spectrum as follows: The plan will take about 5 years to complete; the tax base will be progressively enhanced because of the new businesses in the target area; there are positive results by using this brownfield area; the designs used for the area are unique and will promote pride for the area; there was concern expressed about the dangers in the future related to some of the land being contaminated and questions about clean-up efforts; questions concerning where the funds are coming from and what is the pay back for them; what happens to the homeless people that have made this particular area their home; the guidelines that must be followed by the lead developer for the

issues concerning the types of structures that area built, the types of businesses and other such restrictions to the plan; issues concerning parking and lack of parking in the downtown area.

Ms. Coad shared some information concerning how this particular plan came about and stated that she is very thankful that city staff has taken this opportunity to use this brownfield area for redevelopment.

Mr. Benjamin moved to adopt the resolution for the development plan, seconded by Mr. Leimenstoll. The motion was approved by unanimous vote. (Ayes: Coad, Benjamin, Leimenstoll and Wood. Nays: None.)

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At this time the Public Hearing ended and a fifteen minute break was taken, after which the Commission re-opened the meeting.

APPROVAL OF MINUTES

Mr. Leimenstoll moved to approve the minutes of the July 14, 2006 meeting as submitted, seconded by Ms. Coad. The Commission voted unanimously in favor of the motion. (Ayes: Wood, Leimenstoll, Coad and Benjamin. Nays: None.)

WILLOW OAKS NEIGHBORHOOD. CONVEYANCE OF PROPERTY TO GREENSBORO HOUSING AUTHORITY FOR SINGLE FAMILY DEVELOPMENT.

Dyan Arkin stated that the Commission has acquired 26 acres of land in accordance with the Morningside/Lincoln Grove Redevelopment Plan. Land for development of The Havens, a 60-unit tax credit project being built by Crosland Bradsher Development, was conveyed to the Greensboro Housing Authority (GHA) in November 2005, and construction is underway. Single family housing lots will be replatted and ready to convey to GHA for development once Phase II infrastructure improvements are completed in early September 2006. Staff will provide a summary of the disposition plans, including lots and pricing, affordability requirements, and the builder allocation plan will request that the Commission recommend to City Council sale of the lots to the Greensboro Housing Authority for single family housing development.

After some discussion, Mr. Wood moved approval of the conveyance of property to GHA, seconded by Mr. Leimenstoll. The Commission voted unanimously in favor of the motion. (Ayes: Wood, Leimenstoll, Coad and Benjamin. Nays: None.)

OLE ASHEBORO NEIGHBORHOOD: 326 & 328 E. LEE STREET. REQUEST FOR CONDEMNATION AUTHORIZATION.

Mr. Benjamin was excused from this matter by unanimous vote.

At its June 21, 2006 meeting the Commission authorized staff to make an offer of \$44,000 for 326 E. Lee Street and \$10,500 for 328 E. Lee Street, the appraised value for this property. On June 29, 2005 an offer letter was sent. Clarence & Arnetta Defreitas are the owners of the properties. The Commission is asked to authorize condemnation in the amount of the appraised value of \$44,000 for 326 E. Lee Street and \$10,500 for 328 E. Lee Street. The total for both properties is \$54,400.

Lisa Johnson-Tonkins, attorney representing the property owner, stated that she feels that the property owner, Mr. Defreitas has tried diligently to comply with everything that the Commission had asked of him and yet he still is unable to complete this project. She feels that he has been treated unfairly and has not been given a chance to prove himself to the Commission.

Mr. Defreitas stated that all he wants to do is complete this project and enjoy the property as it was intended to be enjoyed. He does not feel that the Commission has really tried to help him in his efforts, but have really held him back.

Mr. Wood pointed out several of the obstacles that have kept the Commission from being able to be more forthcoming with this property and it is felt that the property owner has not made enough effort to comply with the requests of the Commission and complete the project.

After some discussion, Chair Wood stated that the motion would read as follows: Everything that is relayed by staff as required will be provided by the property owner by next Tuesday, August 29, 2006 at 5:00 p.m., within seven (7) days of that date staff will contact the owner and the developer to meet with them and go over a final agreed list of what needs to be done or not be done, and if these conditions are met, the motion to condemn will be negated. He also moved that this motion to condemn be tabled to the next meeting but that the prior requirements, as stated, be followed.

After some discussion Mr. Leimenstoll voted to approve the motion as stated by the Chair, seconded by Ms. Coad. The Commission voted 3-0-1 in favor of the motion. (Ayes: Wood, Leimenstoll, Coad. Nays: None. (Abstained: Benjamin.)

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There being no further business before the Commission, the Public Hearing and meeting was adjourned at 9:08 p.m.

Respectfully submitted,

Dan Curry, Assistant Secretary
Greensboro Redevelopment Commission

DC/jd